



NEW MULTI-FAMILY INVESTMENT PROPERTY

1550 -1566 TERRY STREET
LONGMONT, CO 80501

PROPERTY HIGHLIGHTS

Looking for a low-maintenance investment? This five-unit townhome building is currently under construction for delivery in March 2023. Five units with 10-foot ceilings on the main floor, designer finishes, modern floor plans, pet-friendly fenced back yards, and one and two-car garages. The building consists of three two-bedrooms units, and two three-bedrooms units including one three-story option with inspiring westerly mountain views. No metro district equals lower property taxes compared to other new construction investment options. This is a rare opportunity to secure a top-notch multi-family investment with huge appreciation upside in a great location in rapidly developing north Longmont. For more information, check our the web site at www.longmonttownhomesforsale.com

- Investment opportunity
- Capitalization Rate: 4.5%
- Proforma NOI = \$107,672 per year
- Near retail, medical care, and schools

Building A	6,472 RSF
Available	March 2023
Sale Price	\$2,400,000
Parking	One and two car garages

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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NEW MULTI-FAMILY INVESTMENT PROPERTY FOR SALE **Colorado Group**
1550 -1566 TERRY STREET, LONGMONT, CO 80501

PROPERTY **PHOTOS**



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.

PROPERTY FLOOR PLANS

FIRST FLOOR PLAN **SECOND FLOOR PLAN** **THIRD FLOOR PLAN**

THE NEST

3 2.5 1,696 SF

FIRST FLOOR PLAN **SECOND FLOOR PLAN**

THE HAVEN

2 2.5 1,168 SF

PROPERTY FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

THE ESCAPE

3



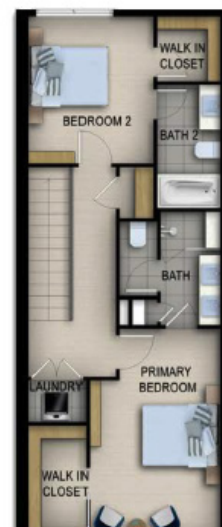
2.5



1,301 SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN

THE JOURNEY

2



2.5



1,150 SF



PROPERTY **CASH FLOW PROFORMA**

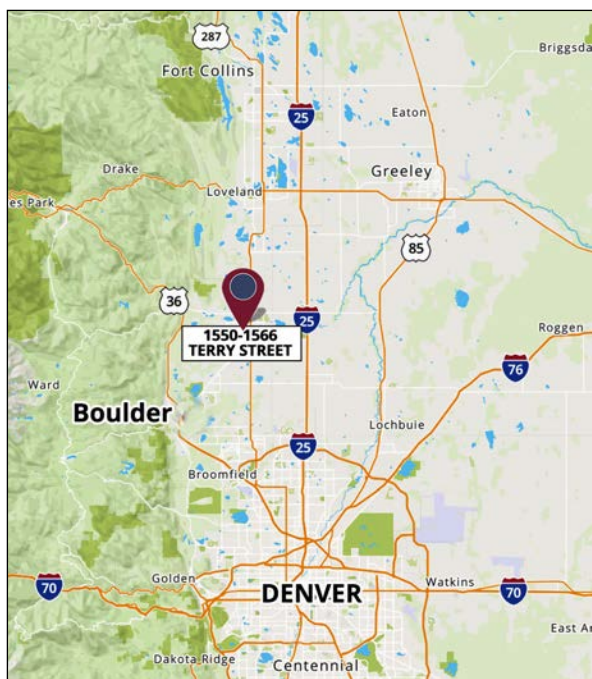
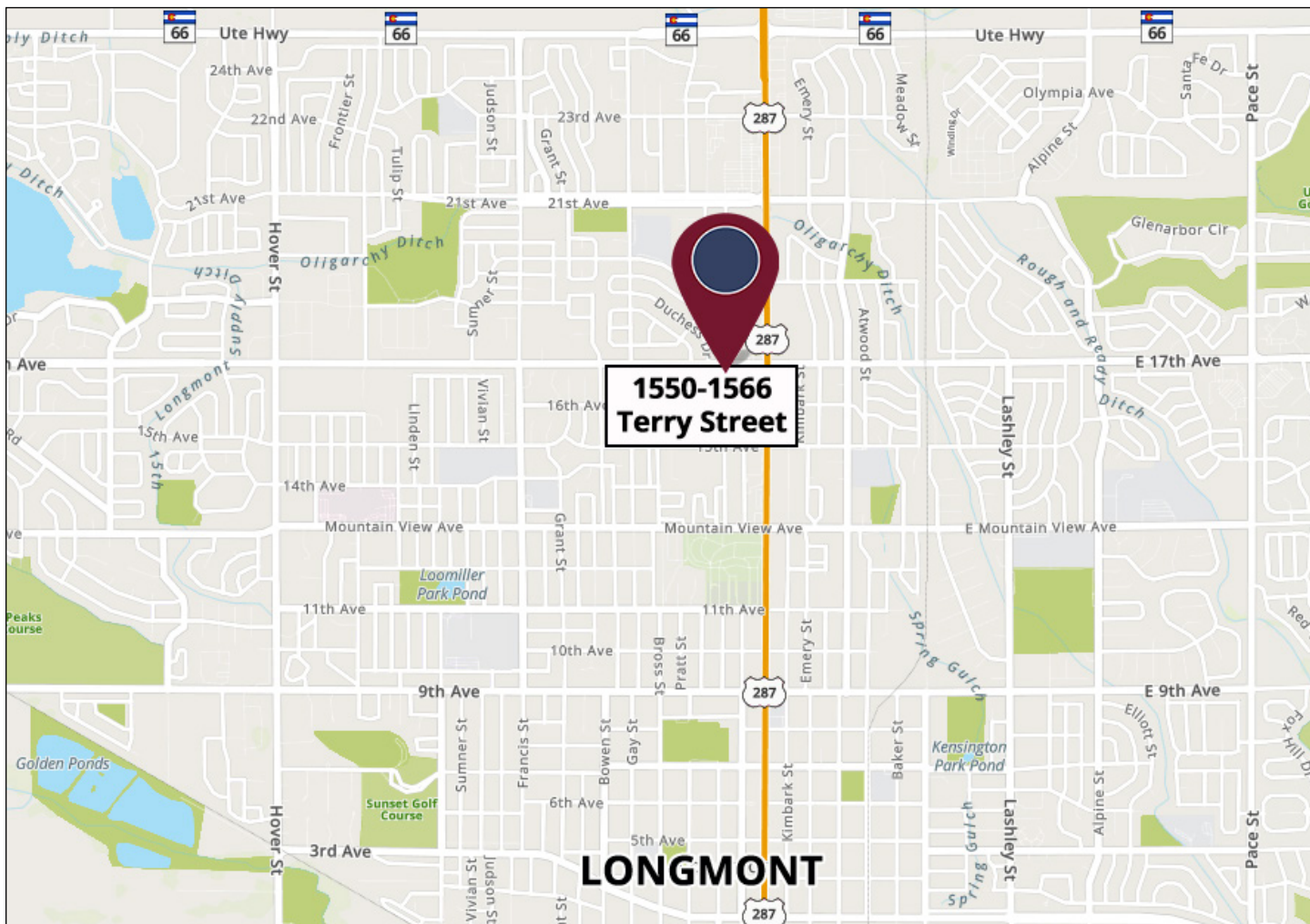
PROFORMA INCOME								
Building	Unit #	Bedrooms	Baths	Garage Units	Unit Size* (SF)	Rent Monthly (Est.)	Plus Optional Pet Fees/ Month	Total Annual Revenue (+1 Pet)
A	1	3	2.5	2 Attached	1,696	\$2,595	\$35/\$70	\$31,560
	2	2	2.5	1	1,150	\$2,295	\$35/\$70	\$27,960
	3	2	2.5	1	1,150	\$2,295	\$35/\$70	\$27,960
	4	2	2.5	1	1,168	\$2,295	\$35/\$70	\$27,960
	5	3	2.5	2	1,301	\$2,450	\$35/\$70	\$29,820
* Not including patio, covered porch or garage							TOTAL	\$145,260

PROFORMA EXPENSES	
Property Taxes (\$1,825/Unit)	\$9,125
Insurance (\$900/Unit)	\$4,500
Maintenance	\$3,500
Mngt (5% of gross income)	\$7,263
HOA Dues (\$220/month/unit)	\$13,200
TOTAL	\$41,255
Net Operating Income	\$107,672
CAP RATE	4.5%

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PROPERTY LOCATION



TRAVEL TIMES	
Denver	45 minutes
Boulder	25 minutes
Denver International Airport (DIA)	40 minutes
Loveland	25 minutes